

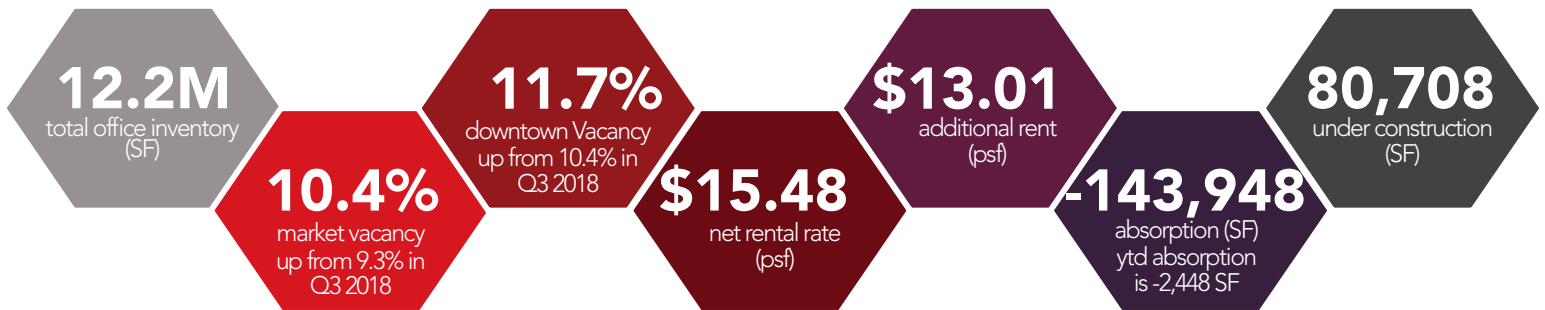
OFFICE MARKET
snapshot

WINNIPEG

**DOWNTOWN
OFFICE MARKET**

**SUBURBAN
OFFICE MARKET**

CLASS A	CLASS B	CLASS C	CLASS B
12.8% vacancy rate 12.3% in Q3 2018 ↑	11.3% vacancy rate 9.4% in Q3 2018 ↑	11.0% vacancy rate 9.7% in Q3 2018 ↑	6.6% vacancy rate 5.7% in Q3 2018 ↑
\$20.20 avg. net rent psf ↓	\$14.33 avg. net rent psf ↑	\$11.71 avg. net rent psf ↑	\$13.99 avg. net rent psf ↑
\$16.19 avg. add'l rent psf ↓	\$13.79 avg. add'l rent psf ↑	\$10.05 avg. add'l rent psf ↔	\$8.71 avg. add'l rent psf ↓
-15,537 SF of absorption ↓	-68,176 SF of absorption ↓	-34,792 SF of absorption ↓	-25,443 SF of absorption ↓



NET RENTAL RATE VS. VACANCY RATE
24.1% Net Rent Growth

